

Date: February 4, 2025

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Revision of Appendix "A" to Bylaw No. 9513

Applicant: L&M Engineering Ltd. for Eastway Sand & Gravel Ltd., Inc. No. 719195

Location: 880 Guay Road

Attachment(s): - Exhibit "A"
- Amended Appendix "A" to Bylaw No. 9513

Recommendation(s):

1. That Council RECEIVES FOR INFORMATION the report dated February 4, 2025, from the Director of Planning and Development, titled "Revision of Appendix "A" to Bylaw No. 9513".
 2. That Council AMENDS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9513, 2024" by:
 - a. deleting Appendix "A" in its entirety and replacing it with a new Appendix "A", attached to the staff report dated February 4, 2025 from the Director of Planning and Development as "Amended Appendix "A" to Bylaw No. 9513", and
 - b. deleting section 1a in its entirety and replacing it with:
 - "a. That "Schedule B-6: Future Land Use", be amended by re-designating portions of Lot 1 Except: Part Subdivided by Plan BCP12745, District Lot 955, Cariboo District, Plan PGP39143 as follows:
 - i. an 8.7 ha portion from Business District, Light Industrial to Rural Resource;
 - ii. a 22.6 ha portion from Rural Resource to Business District, Light Industrial; and
 - iii. a 1.7 ha portion from Rural Resource to Utility,
- as shown on Appendix "A" attached to and forming part of this Bylaw."

Purpose:

The purpose of this report is to provide Council with the amended Appendix "A" to proposed Official Community Plan (OCP) Amendment Bylaw No. 9513.

Background:

The Public Hearing for OCP Bylaw Amendment No. 9513, 2024 and Zoning Bylaw Amendment No. 9514, 2024 was scheduled for the Regular Council Meeting on February 3, 2025. The public hearing commenced and during that time, a mapping error on Appendix “A” to Bylaw No. 9513 was noted. The error consisted of an OCP land use designation that was inconsistent with the proposed zone being considered under Bylaw No. 9514. In order for Appendix “A” to Bylaw No. 9513 to be corrected, the public hearing was closed, Appendix “A” to Bylaw No. 9513 amended, and the public hearing rescheduled for a future Regular Council meeting.

Discussion:

The Future Land Use designation boundaries have been amended to reflect the proposed zoning bylaw amendment boundaries. The lands shown in pink on Exhibit “A” to this report are the areas subject to amendment (“Amended Area”).

Majority of the Amended Area was initially proposed to remain designated as “Business District, Light Industrial” under Bylaw No. 9513. However, Bylaw No. 9514 proposed to rezone a 3.3 ha portion of the subject property located at 880 Guay Road to AG: Greenbelt. Lands that are rezoned must also have an OCP designation that aligns with the proposed rezoning. In this scenario, the Amended Area should be designated “Rural Resource” in the OCP to facilitate the proposed AG: Greenbelt zone, as shown on Bylaw No. 9514.

Administration has followed the proposed and existing AG: Greenbelt zone boundary running west to east through the southern portion of the subject property and has realigned the Rural Resource designation, as shown on Appendix “A” to Bylaw No. 9513, as amended. Administration has also opted to include the redesignation of the utility corridor, which although already zoned U1: Minor Utility and not included in this application, is within the proposed development area better reflects the current zoning.

Bylaw No. 9513 as amended, will redesignate 8.7 ha from Business District – Light Industrial to Rural Resource, 22.6 ha from Rural Resource to Business District – Light Industrial, and 1.7 ha from Rural Resource to Utility, as shown on Appendix “A” to Bylaw No. 9513, as amended.

Summary and Conclusion:

Appendix “A” to Bylaw No. 9513, as amended, now aligns with the zoning boundaries proposed under Appendix “A” to Bylaw No. 9514. Administration recommends that Council receive this report for information and make amendments to the bylaw as stipulated in the recommendation.

Respectfully Submitted:

Deanna Wasnik, Director of Planning and Development

Prepared by: Keone Gourlay, Planner 1

Approved:

Andy Beesley, Acting City Manager/Director of Civic Facilities and Events

Meeting date: 2025/02/24